



DECEPTIVELY SPACIOUS THRE BEDROOM BUNGALOW ENJOYING COUNTRYSIDE VIEWS

Description

A deceptively spacious three bedroom detached bungalow situated in a small cul de sac location enjoying countryside views. Loacated in the beautiful Conwy Valley and within easy access to Bodnant gardens. Green Pastures is a much loved and extended bungalow offering well planned accommodation comprising: Entrance porch, W.C, Inner hallway, lounge, fitted kitchen with gas hob, double electric oven, space and plumbing for a dishwasher and fridge/freezer, three bedrooms one of which has access into the garden room and modern bathroom. There is an outer hallway off the kitchen with access into what used to be the double garage which has now been converted into a storage area with pantry, utility room and workshop. UPVC double glazing and central heating which is run by the solar panels and water cylinder which is located in the boarded loft. The loft is accessed via a set of steps from the hallway cupboard and also provides a great additional storage space.

To the outside there is a lawned front garden with established shrubs and a good size driveway allowing for parking of several vehicles. The rear garden has been laid to patio with a timber shed to the rear and enjoys lovely countryside views.

- ✓ DETACHED THREE BEDROOM BUNGALOW
- ✓ LOVELY CORNER POSITION BORDERING OPEN FIELDS
- ✓ EXTENDED BY THE CURRENT OWNERS
- ✓ SITUATED IN A SMALL AND QUIET CUL DE SAC
- ✓ ENJOYS COUNTRYSIDE VIEWS
- ✓ FREEHOLD

Porch

6’ 6” x 4’ 4” 1.98m x 1.32m

W.C

5’ 11” x 4’ 6” 1.80m x 1.37m

Lounge

15’ 9” x 14’ 4” 4.80m x 4.37m



Kitchen

14’ 4” x 9’ 9” 4.37m x 2.97m



Outer Hall

18’ 9” x 3’ 5” 5.72m x 1.04m

Bedroom One

12’ 11” x 9’ 10” 3.94m x 3m



Bedroom Two

14’ 4” x 11’ 6” 4.37m x 3.50m

Garden Room

14’ 3” x 6’ 10” 4.34m x 2.08m



Bedroom Three

10’ 7” x 8’ 8” 3.22m x 2.64m

Bathroom

9’ 9” x 6’ 11” 2.97m x 2.11m

Pantry

16’ 4” x 9’ 4” 4.98m x 2.84m

Utility

9’ 4” x 5’ 4” 2.84m x 1.62m

Workshop

13’ 1” x 9’ 3” 3.99m x 2.82m

Location

Green Pastures is conveniently situated in charming village of Eglwysbach which is located in the picturesque Conwy Valley. The local services include the public house, village shop, church and village school and is on a regular bus route.

Directions

From our Conwy Office proceed around the one way system and back over the bridge in the direction of Llandudno Junction. Take the third exit off the roundabout and take the slip road towards Chester. Take the next exit off signposted Betws-y-coed and Glan Conwy. Proceed through Glan Conwy, up the hill and follow the signs for Bodnant Garden & Eglwysbach. Bear left and proceed past Bodnant Gardens, continue towards the village, turn left into Glan Aber Estate where Green Pastures can be found in the corner on the right.

Council Tax Band: E (provided on www.voa.gov.uk)
Energy Efficiency Rating: TBC
Tenure: Freehold

3 Bedroom Detached Bungalow

Green Pastures
5 Glan Aber Estate
Eglwysbach
LL28 5UP

£350,000

Reference Number: FP8448
12/8/2025

Fletcher & Poole,
3 Lancaster Square,
Conwy, LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 583100
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

